

## Washington Manor: Specifications Highlights

4/20/16

### Standard Specifications Include:

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#### Structure

- Engineered I-joists
- 3/4" Tongue and Groove Advantech
- 2"x6" Exterior Walls
- 2"x4" Interior Partitions
- 10" Poured Concrete Walls (house)
- 9' High Foundation Walls
- Rub-R-Wall Waterproofing
- 9' High Ceiling 1<sup>st</sup> Floor
- 8' High Ceiling 2<sup>nd</sup> Floor
- 8"x20" Footings

#### Windows

- Viwinco Signature Series Vinyl – color white
- Grills & 1/2 Screens
- Double Hung

#### Flooring

- Field Finished Hardwood on 1<sup>st</sup> Floor (Kitchen, Breakfast Area, Powder Room, Foyer First Floor Hall and Dining Room)
- Ceramic Tile Laundry / Mud Room
- 6"x6" Ceramic Tile Hall bath- white or almond
- 12"x12" Ceramic Tile Floor and 8 x 10 tub and shower areas (Master Bath)
- Carpet (Living Room, Family Room, 2<sup>nd</sup> Floor Hallway, Bedrooms and Closets)

#### Trim

- 1 PC Crown Molding (Family Room, Living Room, Dining Room, and Powder Room)
- 1 PC Chair Rail and OG Picture Molding below Chair Rail (Dining Room)
- 6'8" Doors (1<sup>st</sup> & 2<sup>nd</sup> floor)
- 5 1/4" Baseboards - 3 1/4" Colonial Casing

#### Kitchen & Vanities

- Century Kitchens Gatehouse Kitchen Cabinets 42" with Crown Molding
- Century Kitchens Gatehouse Hall and Master Bath Cabinets
- Granite Kitchen Countertop
- Granite Master Bath Countertops
- GE Stainless Steel Appliances (30" range, microwave, dishwasher)

#### Miscellaneous

- Fire Suppression System
- Oak Treads, Pine Risers on Main Foyer Staircase
- Clopay Coachman 4 Panel Insulated Garage Doors with Glass panes
- Garage Door Opener and External Keypad
- 6 Panel Smooth Fiberglass Front Door
- Insulated Sliding Rear Door (per plan)

- Flush Black Slate Hearth and surround with Painted Wood Mantle
- Composite Trim, Siding and Manufactured Stone Exterior on Front
- Stained Oak Handrail with Painted Poplar Spindles

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Miscellaneous Continued

- Soaker Tub in Master Bath
- Chrome Monticello Shower/Tub Spouts and Sink Faucets Master Bath
- Chrome Chateau Shower/Tub Spouts and Sink Faucets Hall Bath
- Kohler Sterling Sacramento Pedestal Powder Room Sink (white or biscuit)
- Kohler Sterling Windham Toilets (white or biscuit)
- 50 Gallon Hot Water Heater
- Security System
- 3 Cable Jacks, 3 Phone Jacks
- Direct Vent Pre-Fab Gas Fireplace
- Hi-Efficiency HVAC (Sized by York)
- Superior Insulation with Sound Dampening Package & Insulated Garage
- Sump Pump
- Badger Garbage Disposal
- Site Trees per Township Approved Plan